



JAMES  
ANDERSON



## FOR SALE

**£365,000**

### Lower Richmond Road, Richmond, TW9

A bright and spacious one-bedroom apartment with allocated off-street parking. This well-presented home features a newly updated open-plan kitchen/reception room with a floor-to-ceiling window, a generous principal bedroom and a modern bathroom. The property further benefits from ample storage, including a separate office space, lift access and an allocated parking space.

Owens Court forms part of a modern development on Lower Richmond Road, offering communal gardens, bike sheds, and residents' parking. North Sheen (Zone 3) station is a short walk away, while Richmond town centre with its extensive shopping, leisure facilities and excellent transport links are also within easy reach. Kew Gardens, Kew Village and Richmond Park are all close by.

Lease remaining: 176 years

Service charge: £1,800 per year (approx)

Ground rent: £0



One Double Bedroom



One Bathroom



Open Plan Reception Room



Modern Fully Integrated Kitchen



Leasehold | EPC C | Council Tax Band C



0.4 Miles To North Sheen Station (ZONE 3)



Popular Residential Development



0.8 Miles To Richmond Station (Underground Services)



Allocated Off Street Parking

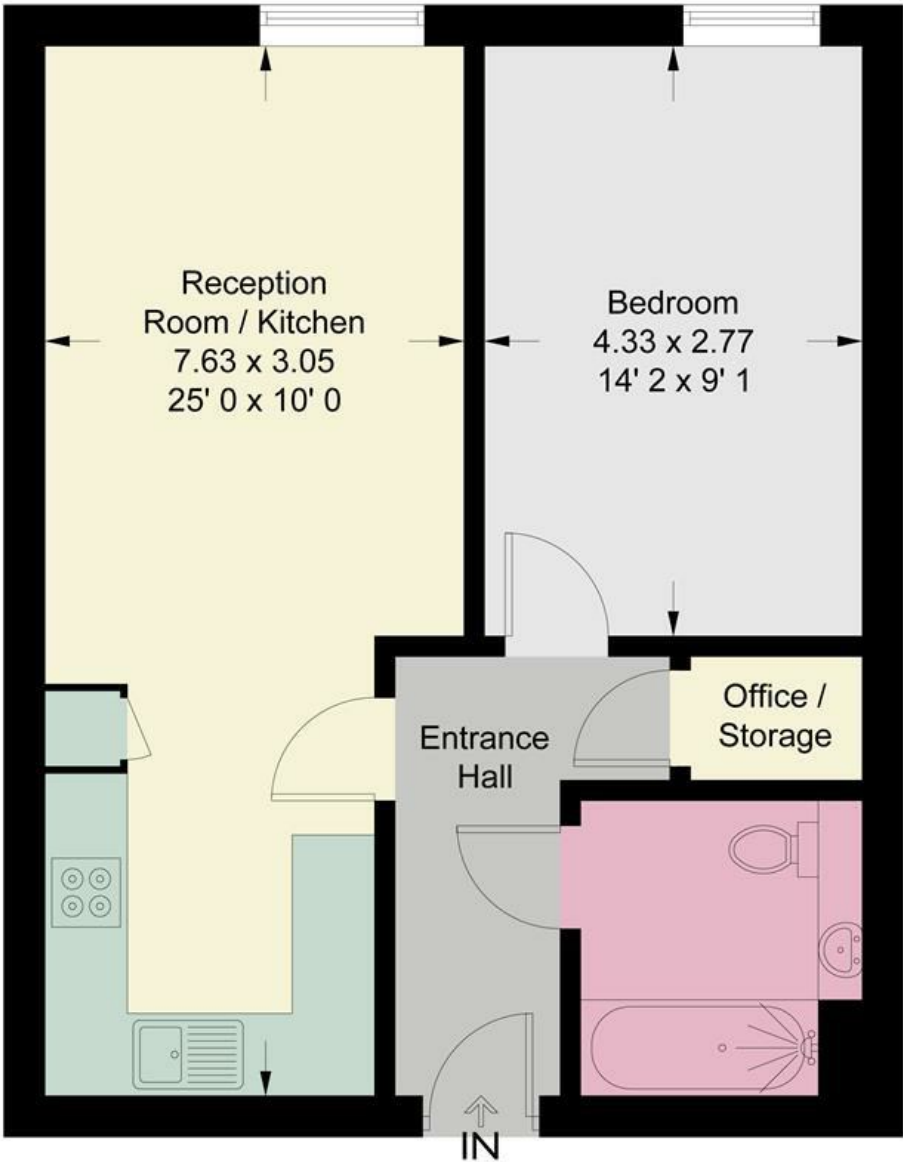


Separate Home Office Space



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**020 8876 6611**



Third Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 80                      | 80        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

